

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION**

In re:

NAJEEB AHMED KHAN,

Debtor.

Chapter 11

Case No. 19-04258 (SWD)

**REPORT OF SALE PURSUANT TO
FEDERAL RULE OF BANKRUPTCY PROCEDURE 6004(f)(1)**

Pursuant to Fed. R. Bankr. P. 6004(f)(1), Mark T. Iammartino, (the “Chapter 11 Trustee”), not individually but solely as Chapter 11 Trustee for the estate of Najeeb Khan (the “Debtor”), submits this *Rule 6004(f)(1) Sale Report* and states as follows:

1. The Debtor filed a petition for relief under Chapter 11 of the Bankruptcy Code on October 8, 2019 (the “Petition Date”).

2. Pursuant to the *Order Approving Sale Of Real Property, Free And Clear Of All Liens, Interests And Encumbrances With Liens, Interests And Encumbrances Attaching To The Proceeds Of Sale, Pursuant To 11 U.S.C. § 363(b) And § 363(f) (10040 E. Happy Valley Road, #789, Scottsdale, Arizona)* entered on March 3, 2020 [Docket No. 440], the Chapter 11 Trustee was granted authority to sell property commonly known as 10040 E. Happy Valley Road, #789, Scottsdale, Arizona (the “Property”).

3. The Property was sold through broker Russ Lyon Sotheby’s to Philip and Claudia Robbs for \$2,230,300.00. Attached as **Exhibit A** is the closing statement.

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Dated: March 12, 2020

Respectfully submitted,

MARK IAMMARTINO, Chapter 11 Trustee

/s/ Nicholas M. Miller

Nicholas M. Miller

McDONALD HOPKINS LLC

300 N. LaSalle Street, Suite 1400

Chicago, IL 60654

Telephone: (312) 642-6938

Facsimile: (312) 280-8232

nmiller@mcdonaldhopkins.com

- and -

Rachel L. Hillegonds

MILLER, JOHNSON, SNELL &

CUMMISKEY, P.L.C.

45 Ottawa Ave. SW, Suite 1100

Grand Rapids, MI 49503

Telephone: (616) 831-1711

Facsimile: (616) 831-1701

hillegondsr@millerjohnson.com

CERTIFICATE OF SERVICE

Nicholas M. Miller hereby certifies that on March 12, 2020, he caused a true and correct copy of the ***Report of Sale Pursuant to Federal Rule of Bankruptcy Procedure 6004(f)(1)*** to be filed electronically with the Clerk of the court using the CM/ECF system. Notice of this filing will be sent by operation of the Court's electronic filing system to all parties listed on the electronic filing receipt. Parties may access this filing through the Court's system.

Additionally, on March 12, 2020, I caused the parties listed below to be served a copy of the foregoing via U.S. First Class Mail:

Najeeb Ahmed Khan 732 S. 11 th Street, #294 Niles, MI 49120	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346
Internal Revenue Service Insolvency PO Box 330500, Stop 15 Detroit, MI 48226	Michigan Secretary of State Michigan Secretary of State Building Lansing, MI 48917
Securities and Exchange Commission 100 F Street, NE Washington, DC 20549	Russ Lyon Sotheby's International Realty Attn: Nancy Seritch 7669 E. Pinnacle Peak Rd., Suite 110 Scottsdale, AZ 85255
Re/Max Excalibur Attn: Dana Bloom 10458 E. Jomax Rd, #100 Scottsdale, AZ 85262	

/s/ Nicholas M. Miller

Nicholas M. Miller
McDONALD HOPKINS LLC
 300 N. LaSalle Street, Suite 1400
 Chicago, IL 60654
 Telephone: (312) 642-6938
 Facsimile: (312) 280-8232
nmiller@mcdonaldhopkins.com

EXHIBIT A

FIDELITY NATIONAL TITLE AGENCY, INC.

14000 N. Pima Road, Suite 100, Department 88, Scottsdale, AZ 85260

Phone: (480) 214-4545 Fax: (480) 546-3581

Combined Settlement Statement
Final

Escrow No: 88018544 - 088 TEF Close Date: 03/06/2020 Proration Date: 03/06/2020 Disbursement Date: 03/06/2020

Buyer(s)/Borrower(s): Philip Clifford Robbs
9250 SE 33rd Place
Mercer Island, WA 98040
Claudia Lynay Robbs
9250 SE 33rd Place
Mercer Island, WA 98040

WE DO HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF THE ORIGINAL


FIDELITY NATIONAL TITLE AGENCY, INC

Seller(s): Najeeb Khan
23451 Lakeview Drive
Edwardsburg, MI 49112
Nancy Khan
23451 Lakeview Drive
Edwardsburg, MI 49112

Property: 10040 E. Happy Valley Rd #789
Scottsdale, AZ 85255

Brief Legal: Lot(s) 789, of Desert Highlands Phase III, Map Book 258, Map Page 44

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	2,230,300.00	TOTAL CONSIDERATION: Contract Sales Price	2,230,300.00	
1,579.00		ESCROW CHARGES: Escrow Fee to Fidelity National Title Agency, Inc.	1,579.00	
62.50		Recording Service Fee to Fidelity National Title Agency, Inc.	62.50	
150.00		Signing Fee to Fidelity National Title Agency, Inc.	150.00	
5,896.00		TITLE CHARGES: ALTA Homeowner's Policy to Fidelity National Title Agency, Inc.		
11,865.08		ADDITIONAL CHARGES: Property Taxes 2019 to Maricopa County Treasurer		
250.00		DH- Disclosure Package to The Desert Highlands Assoc		
		DH- Transfer Fee to The Desert Highlands Assoc	250.00	
		DH- Membership Fee to The Desert Highlands Association	75,000.00	
		DH- April Dues to The Desert Highlands Assoc	1,416.00	
1,416.00		DH- March Dues to The Desert Highlands Assoc		
966.00		DH- Food Balance to The Desert Highlands Assoc		
	1,207.08	PRORATIONS AND ADJUSTMENTS: Assessments from 3/6/2020 to 4/1/2020 based on the Monthly amount of \$1,416.00	1,207.08	
		Deposit/Earnest Money		100,000.00
		Closing Funds		2,191,093.13
16,819.00		BINSR Credit		16,819.00
2,052.45		County Taxes from 1/1/2020 to 3/6/2020 based on the Annual amount of \$11,556.90		2,052.45
133,218.00		COMMISSIONS: Commission \$66,609.00 to Russ Lyon Sotheby's \$66,609.00 to Re/Max Excalibur		
174,274.03	2,231,507.08	Sub Totals	2,309,964.58	2,309,964.58
2,057,233.05		Proceeds Due Seller		
2,231,507.08	2,231,507.08	Totals	2,309,964.58	2,309,964.58